035.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,057,800 / 1,057,800
					USE VALUE:	1,057,800 / 1,057,800
					ASSESSED:	1,057,800 / 1,057,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KURTZ JODI
Owner 2:	MCCULLOUGH LUKE
Owner 3:	
Street 1:	47 HILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O CONNELL BRENDAN F/KAITLYN E -
Owner 2:	MILLS HELEN M -
Street 1:	47 HILTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2880 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5072.000	686,700	4,900	366,200	1,057,800
Total Card	0.116	686,700	4,900	366,200	1,057,800
Total Parcel	0.116	686,700	4,900	366,200	1,057,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.29 /Parcel: 367.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	686,700	4900	5,072.	366,200	1,057,800		Year end	12/23/2021
2021	104	FV	656,800	4900	5,072.	366,200	1,027,900		Year End Roll	12/10/2020
2020	104	FV	657,100	4900	5,072.	366,200	1,028,200	1,028,200	Year End Roll	12/18/2019
2019	104	FV	486,500	4900	5,072.	331,900	823,300	823,300	Year End Roll	1/3/2019
2018	104	FV	486,500	4900	5,072.	314,700	806,100	806,100	Year End Roll	12/20/2017
2017	104	FV	457,500	4900	5,072.	274,600	737,000	737,000	Year End Roll	1/3/2017
2016	104	FV	457,500	4900	5,072.	234,600	697,000	697,000	Year End	1/4/2016
2015	104	FV	403,200	4900	5,072.	217,400	625,500	625,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O CONNELL BREND	01395-127		1/28/2011		602,000	No	No		
SEGOOL ARLENE A	1325-36		6/22/2006		640,000	No	No		
SMITH CLIFFORD	1298-35		3/31/2005		555,000	No	No		
	667-46		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2013	1440	Manual	8,200	C				
8/16/2013	1244	Dormers	84,750	C				
4/10/2005	211	Redo Kit	5,000			G6	GR FY06	
10/11/2001	769	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Measured	PC	PHIL C
1/17/2014	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	163	PATRIOT
10/20/2006	MLS	HC	Helen Chinal
10/20/2005	Fieldrev-Chg	BR	B Rossignol
3/14/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5072		Sq. Ft.	Site		0	64.	1.13	3									366,184						366,200	

Total AC/HA:	0.11644	Total SF/SM:	5072	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,184	Spl Credit		Total:	366,200

PRINT

Date	Time
12/29/21	22:07:28

LAST REV

Date	Time
05/05/14	10:37:30
philc	

User Acct: 23931

GIS Ref:

GIS Ref:

Insp Date: 05/05/14

!2832!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	23931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01458335
Const Adj.:	0.97903168
Adj $ / SQ:	178.796
Other Features:	139500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719805
Depreciation:	33111
Depreciated Total:	686693

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

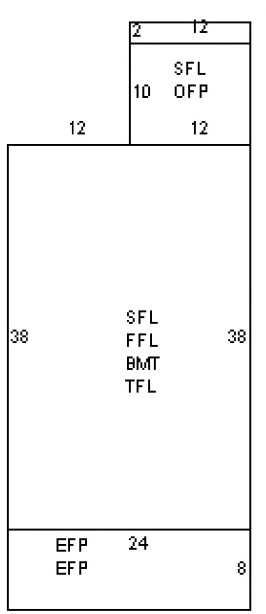
No Unit	RMS	BRS	FL
1	5	2	
1	4	1	
Totals			
2	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.80
Special Features:	0	Val/Su Net:	159.85
Final Total:	686700	Val/Su SzAd	238.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	178.800	188,808
BMT	Basement	912	53.640	48,918
FFL	First Floor	912	178.800	163,062
TFL	Third Floor	912	178.800	163,062
EFP	Enclos Porch	384	33.600	12,901
OFP	Open Porch	120	29.620	3,554

Net Sketched Area:	4,296			Total:	580,305
Size Ad	2880	Gross Area	4296	FinArea	2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1922	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc